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PA98-0139

FILE:

CP04-0016

DATE: May 27, 2004
TO: RECORD/FILE/APPLICANT
FROM: Chad G. Brown, Chief, CPSD/Site Planning Section
SUBJECT: Changed Plan CP04-0016 For Project No. PA98-0139
Planning Area 4A and 4B of the Newport Coast PC/LCP

APPLICANT: Irvine Community Development Company

The subject Changed Plan has been reviewed by Bill Melton of the Current Planning Services Division and the determination has been made, as authorized by the Conditions of Approval, that the proposed changes are in substantial compliance with the original approval action by the Planning Commission.

This Changed Plan supercedes previously approved Changed Plans CP00-0064, CP02-0046 and CP03-0039. The Changed Plan submittal package has been formatted to include the original Coastal Development Permit PA98-0139 with its approvals and incorporates the previous changes to PA98-0139 approved under Changed Plan CP00-0064, CP02-0046, CP03-0039 and this current Changed Plan. The current Changed Plan is found to be in conformance with Coastal Commission issued Coastal Development Permit No. A-5-IRC-99-301.

The proposed changes are to accommodate a minor modification to the subdivision design and other modification for Planning Areas 4A and 4B, Newport Coast Planned Community as follows:

1. Addition of 8 residential lots within Planning Area 4A by means of adjusting lot widths within VTTM 15613 (Revised). The road configuration does not change. The following chart details the changes along with the new total number of dwelling units now permitted in Planning Area 4A and 4B.

Development Area	Approved Dwelling Units	Proposed Dwelling Units	+ Change
4A-1	82	82	0
4A-2 (Tracts 16602 & 16603)	74	71	-3
4A-3 (Tracts 16603, 16604, 16605 & 15613)	38	49	+11
Subtotal	194	202	+8
4B-1	59	59	0
4B-2	49	49	0
Subtotal	108	108	0
Planning Areas 4A and 4B Totals	302	310	+8

2. Addition of two entry gates. One is located on Deep Sea at the intersection of Reef Point Drive in Development Areas 4A-1 and the other one is located on Waves End near its intersection with Reef Point Drive in Development Area 4B-2. The gates will be electrically operated and card-reader activated. The entry gates were originally approved under CP02-0046 and subsequently deleted under CP03-0039. Minor revisions to the street width will occur at the entries to accommodate the gate mechanisms while continuing to provide the proper roadway widths required by the Orange County Fire Authority.
3. Improvements to recreation/park Lot 304 (proposed Lot 312), VTTM 15613 (Revised). The major improvements will consist of a rest room, covered outdoor kitchen, tot lot, ½-basketball court, a parking lot with 14 spaces and bio-swales, a passive play area, a park entry pilaster sign and landscaping. The park facility will be used by the homeowners residing in Planning Areas 3A, 3B, 4A and 4B. No lighting for nighttime use of the facility is proposed except for security and parking lot lighting.

CONDITION:

Prior to issuance of any building permit in the park facility (currently shown in lot 304), the applicant shall demonstrate that all exterior lighting has been designed and located so that all direct rays are confined to the property in a manner meeting the approval of the Manager, Building Permit Services.

Chad G. Brown

NOTES:

The addition of 8 lots in Planning Area 4A brings the total number of residential units to the maximum allowed of 2,600 units in the certified Newport Coast Local Coastal Program.

This approval applies to discretionary actions related to the Orange County Zoning Code.

Approval of this changed plan does not include other approvals required to comply with County procedure.